



Habblesthorpe Close
Habblesthorpe, Retford

Offers Over £200,000

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Contemporary THREE BEDROOM Semi-Detached Property

Property Overview

- ****NO UPWARD CHAIN****
- Extensively Renovated & Reconfigured Under Current Ownership
- Ideal for First Time Buyers or Investors
- TWO RECEPTION ROOMS
- Low Maintenance Rear Garden with Two Handy Outbuildings
- Overlooking a Beck with Open Fields Beyond
- Situated on a Quiet Cul De Sac in Habblesthorpe
- Council Tax Band: A EPC Rating: E

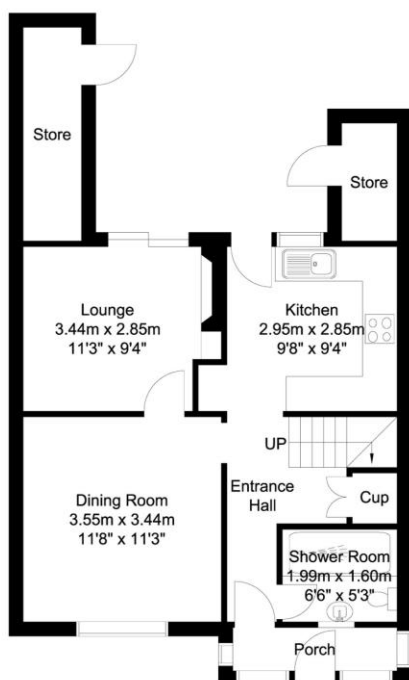


A great opportunity to acquire this contemporary THREE BEDROOM semi-detached property, extensively renovated and reconfigured since August 2023. Recent works include new plumbing to the majority of the home, the installation of a Worcester boiler, water boost pump, and new radiators throughout, a partial rewire, and a newly installed Hive system. The well-proportioned ground floor living accommodation briefly comprises a porch, inner hallway, spacious dining room, lounge featuring a modern media wall with LED electric fire inset, well-appointed kitchen, and a shower room. To the first floor resides a master bedroom benefitting from ample fitted furniture, and an inverter system that both heats and cools, two further bedrooms, one of which also has an inverter system, and a sleek family bathroom featuring an impressive, extra deep oversized bath. Outside sees a low maintenance rear garden overlooking a beck with open fields beyond, enjoying a decked entertaining area, artificial lawn, and two outbuildings providing handy outdoor storage. Situated on a quiet cul de sac in Habblesthorpe, this home boasts a prime location for commuting to the nearby market towns of Retford, Bawtry, and Gainsborough, all offering a wide range of everyday amenities and leisure options. North Leverton with Habblesthorpe itself enjoys a traditional village pub, nearby Post Office, doctor's surgery, and Leverton Church of England Academy, which has most recently achieved a good Ofsted rating, whilst the highly regarded Queen Elizabeth's High School in Gainsborough is easily accessible by school bus. Viewings are highly recommended to fully appreciate the substantial recent works and rural village setting being offered for sale.

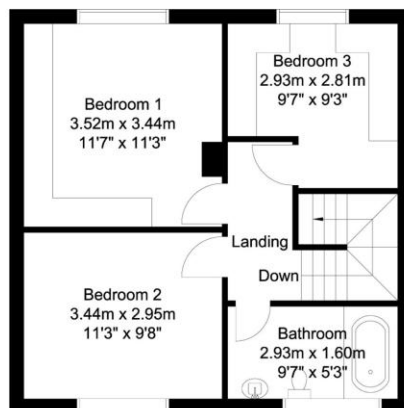
Road links are served by the A1 & M18 which offer greater transport links throughout the UK. Train stations are located in Retford & neighbouring towns, providing direct lines to King's Cross & Edinburgh.



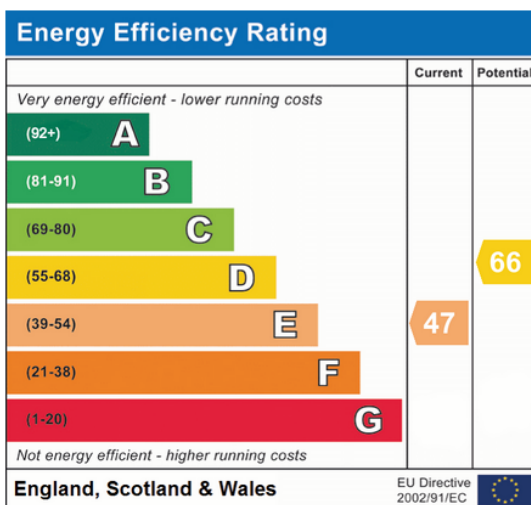
Ground Floor
50 sq m/538.19 sq ft
Approx.



First Floor
42 sq m/452.08 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan.
CP Property Services @2025



Tenure & Charges: Freehold- Vacant possession will be given upon completion

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Tel: 01777 566400



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.